

mc 2/02/12 10:38:49
me DK W BK 674 PG 229
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

INDEXING INSTRUCTIONS: Situated in the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of Section 15, Township 2 South, Range 8 West, Desoto County, Mississippi and being out of and a part of a tract of land conveyed to Minnie Bryant and described in Deed Book 24, Page 190 in the Chancery Clerk's Office of Desoto County, Mississippi.

GRANTEE, PREPARED BY AND RETURN TO:

✱ Entergy Transmission
Jeff Flowers M-THQ 2-D
P. O. Box 1640
Jackson, MS 39215
601-985-2895

GRANTOR(S) ADDRESS:

Minnie Jane Bryant Estate
3041 Tulane Road
Nesbit, MS 38651
662-393-7931

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Line/Project Identification: Getwell Substation-Church RD

RIGHT-OF-WAY INSTRUMENT
ENTERGY MISSISSIPPI, INC.

KNOW ALL MEN BY THESE PRESENTS THAT: Minnie Jane Bryant Estate (referred to collectively, whether one or more, as "Grantor") for and in consideration of One Dollar, in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, assign, convey and warrant unto, and defend Entergy Mississippi, Inc., and its successors and assigns (collectively "Grantee"), a right-of-way, servitude and easement 125 feet in width for the location, relocation, improvements, repair, construction, reconstruction, operation, inspection, patrol, replacement, removal and maintenance of one or more electric power lines, circuit or circuits and/or communication facilities, now or in the future, including, but not necessarily limited to, poles, towers, cross arms, insulators, wires, cables, conduits, hardware, transformers, switches, guy wires, anchors and other equipment, structures, material and appurtenances, now or hereafter used, useful or desired in connection therewith by Grantee (hereinafter "Grantee's facilities") over, across, under or on that land of Grantor in the County of Desoto, State of Mississippi described as follows, to-wit:

Being a 1.928 acres parcel of land Situated in the NE¼ of the NW¼ of Section 15, Township 2 South, Range 8 West, Desoto County, Mississippi and being out of and a part of that certain tract of land as described in Deed Book 24 Page 190, within the Chancery Clerk's Office of Desoto County, Mississippi. Said parcel of land being more particularly described as shown on the attached Exhibits "A" & "B" and made part hereof.

Grantor hereby grants to Grantee the rights of ingress and egress at any time, without notice, to, from, or along said right-of-way across the adjoining land of the Grantor, including, but not limited to, the passage of vehicles and equipment upon said right-of-way; and the right of Grantee to assign, license, and otherwise permit others to use in whole or part any or all of the rights, easements, servitudes, privileges or appurtenances granted herein.

Grantee shall have the full and continuing right, without further compensation, to clear and keep clear vegetation within or growing into said right-of-way and the further right to remove or modify from time to time trees, limbs, and/or vegetation outside the said right of way which Grantee considers a hazard to any of Grantee's facilities or a hazard to the rendering of adequate and dependable service to Grantor or any of Grantee's customers, by use of a variety of methods used in the vegetation management industry. As used in this paragraph, "hazard" includes any trees, limbs, and/or vegetation that Grantee determines are tall enough that if they fell may strike, hit, or come in contact with any of Grantee's facilities. Payment for the first cutting of trees, limbs, and other vegetation outside of the right-of-way is included in the initial consideration paid to Grantor. Grantee shall pay to Grantor, or Grantor's successor in title, the reasonable market value, as timber, of such trees when removed in the future outside of the said right-of-way.

Grantee shall pay Grantor for physical damages to Grantor's buildings or other structures located outside said right-of-way and to Grantor's growing annual crops, road, bridges and fences caused by the construction and maintenance of Grantee's facilities.

Grantor retains the right to use for Grantor's own purposes the land covered by the said right-of-way so long as such use does not interfere with Grantee's use of said right-of-way and other rights herein granted.

Grantor shall not construct or permit the construction of any structure, obstruction or other hazard within the said right-of-way, including but not limited to, house, barn, garage, shed, pond, pool, water impoundment, excavation or well, excepting only Grantor's fence(s) and Grantee's facilities. Grantor shall not construct or permit the construction of any buildings or other structures on land adjoining said right-of-way in violation of the minimum clearances from the lines and facilities of Grantee, as provided in the National Electrical Safety Code.

IN WITNESS WHEREOF, Grantor has executed this Right-of-Way Instrument on this 25 day of January, 2012

GRANTOR:

Barry Bryant
(Signature) Barry Bryant

(Print Name)

Grantor:

Allie Bryant-Cowan
(Signature)

Allie Bryant-Cowan
(Print Name)

Grantor:

Keth L. Bryant
(Signature)

Keth L. Bryant
(Print Name)

Grantor:

(Signature)

(Print Name)

STATE OF MISSISSIPPI

COUNTY OF DeSoto

Personally appeared before me, the undersigned authority in and for the said county and state, on this 25th day of

January, 2011, within my jurisdiction, the within named Barry Bryant

Keith L. Bryant, Alicia Bryant-Casam, who acknowledged that

(he) (she) (they) executed the above and foregoing instrument.

Nikki Totoro Herring
NOTARY PUBLIC

My commission expires:

5/25/2013



Initial _____

EXHIBIT "A"

February 4, 2011

PARCEL 6
ENTERGY MISSISSIPPI, INC.
ONE-HUNDRED AND TWENTY-FIVE (125) FOOT WIDE EASEMENT

MINNIE BRYANT
(DB. 24, PG. 190)

Being a parcel of land situated in the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section 15, Township 2 South, Range 8 West, Desoto County, Mississippi and being out of and a part of a tract of land conveyed to Minnie Bryant and described in Deed Book 24, Page 190 in the Chancery Clerk's Office of said Desoto County, Mississippi and being more particularly described as follows:

COMMENCING at a found 5/8" rebar marking the Northeast corner of the Southwest Quarter of Section 10, Township 2 South, Range 8 West, Desoto County, Mississippi.

THENCE run East, 13.77 feet to a point;

THENCE run South, 3293.86 feet to a point at the Northeast corner of said "Bryant" tract. Said point also being the Northeast corner and POINT OF BEGINNING for the herein described one-hundred and twenty-five (125) foot wide easement;

THENCE along the East line of said "Bryant" tract, run South 00° 43' 10" East, 659.09 feet to a point at the Southeast corner of said tract;

THENCE leaving said East line and along the South line of said "Bryant" tract, run South 89° 28' 52" West, 125.00 feet to a point;

THENCE leaving said South line, run North 00° 43' 10" West, 605.75 feet to a point;

THENCE run North 46° 35' 46" West, 79.16 feet to a point on the North line of said "Bryant" tract;

THENCE along said North line, run North 89° 58' 36" East, 181.84 feet to the POINT OF BEGINNING, containing 1.928 acres, (84,001 square feet), more or less.

Waggoner Engineering, Inc.
143A LeFleurs Square
Jackson, MS 39211
(601)355-9526

R:\C810002.022\LEGAL\SPARCEL 6.doc

